

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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PREPARED BY: 760301 1/2
Brian Tarnow
1962 N. Howe Street, Suite 1
Chicago, IL 60614

Doc# 2131317044 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 12:00 PM PG: 1 OF 5

MAIL TAX BILL TO:
Karl Grabbi
643 W. Fullerton Pkwy 3
Chicago, IL 60614

MAIL RECORDED DEED TO:
Michael Samuels
420 Lake Cook Road, Suite 102
Deerfield, IL 60015

WARRANTY DEED

The GRANTOR(S), Jonathan Grosshans and Holly Grosshans, husband and wife, of 643 W. Fullerton Pkwy 3, Chicago, IL 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Karl Grabbi, an unmarried man, of Chicago, IL, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL ONE:

UNIT NO. 3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FULLERTON WEST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25903343, AS AMENDED FROM TIME TO TIME, IN THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25903343, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-33-102-037-1003 ✓

Property Address Commonly Known As: 643 W. Fullerton Pkwy 3, Chicago, IL 60614 ✓

Subject to any covenants, conditions, and restrictions of record and building lines and easements; general real estate taxes not yet due and payable at the time of Closing; and to terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

S Y
P LS
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INT R

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File No: 760301

EXHIBIT "A"

PARCEL ONE:

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Pin: 14-33-102-037-1003

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

03-Nov-2021



CHICAGO:	3,712.50
CTA:	1,485.00
TOTAL:	5,197.50 *

14-33-102-037-1003 | 20210901684349 | 0-260-306-064

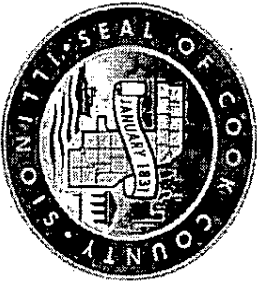
*Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

03-Nov-2021



COUNTY:	247.50
ILLINOIS:	495.00
TOTAL:	742.50

14-33-102-037-1003

20210901684349

0-859-049-104

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